114.0	0004	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	756,500 /	756,500
					USE VALUE:	756,500 /	756,500
					ASSESSED:	756,500 /	756,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
148		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANCHEZ MEGAN COLLEY
Owner 2:	
Owner 3:	
Street 1:	148 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HENDRICKSON MICHAEL R -
Owner 2:	-
Street 1:	148 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1882 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5030.000	354,200	2,700	399,600	756,500
Total Card	0.115	354,200	2,700	399,600	756,500
Total Parcel	0.115	354,200	2,700	399,600	756,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.05 | /Parcel: 402.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 73011
GIS Ref
GIS Ref
Insp Date 05/20/21

!8856!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	354,200	2700	5,030.	399,600	756,500		Year end	12/23/2021
2021	101	FV	342,400	2700	5,030.	399,600	744,700		Year End Roll	12/10/2020
2020	101	FV	342,300	2700	5,030.	399,600	744,600	744,600	Year End Roll	12/18/2019
2019	101	FV	276,800	2800	5,030.	405,300	684,900	684,900	Year End Roll	1/3/2019
2018	101	FV	276,800	2800	5,030.	302,600	582,200	582,200	Year End Roll	12/20/2017
2017	101	FV	276,800	2800	5,030.	274,000	553,600	553,600	Year End Roll	1/3/2017
2016	101	FV	276,800	2800	5,030.	262,600	542,200	542,200	Year End	1/4/2016
2015	101	FV	255,700	2800	5,030.	222,700	481,200	481,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:03:00

LAST REV

Date	Time
06/03/21	08:58:13
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8856

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HENDRICKSON MIC	77708-488	1	5/6/2021		987,000	No	No		
CIVALI KRISTINA	71898-117	1	11/16/2018		782,000	No	No		
REARDON CHERYL	62865-242		10/31/2013		585,000	No	No		
LIBBY MICHAEL,	59181-150		5/29/2012		486,000	No	No		
RALPH SCOTT K	51479-259		7/24/2008		390,000	No	No		
RALPH SCOTT K	46856-25		1/20/2006		383,000	No	No		
	10105-93		8/22/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/2013	477	Redo Bat	39,000	C				
6/8/2011	562	Re-Roof	3,000					
8/28/2009	729	Wood Dec	2,000					16X14 DECK

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2021	Measured	DGM	D Mann
9/29/2018	MEAS&NOTICE	BS	Barbara S
6/12/2013	Info Fm Prmt	EMK	Ellen K
8/29/2012	MLS	EMK	Ellen K
4/2/2009	Measured	372	PATRIOT
6/18/2006	MLS	HC	Helen Chinal
3/15/2000	Inspected	276	PATRIOT
2/16/2000	Measured	263	PATRIOT
8/31/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	73011
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5030		Sq. Ft.	Site		0	70.	1.13	5									399,630						399,600	

Total AC/HA:	0.11547	Total SF/SM:	5030	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,630	Spl Credit		Total:	399,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.03950000
Adj $ / SQ:	154.366
Other Features:	94161
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371327
Depreciation:	17081
Depreciated Total:	354246

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

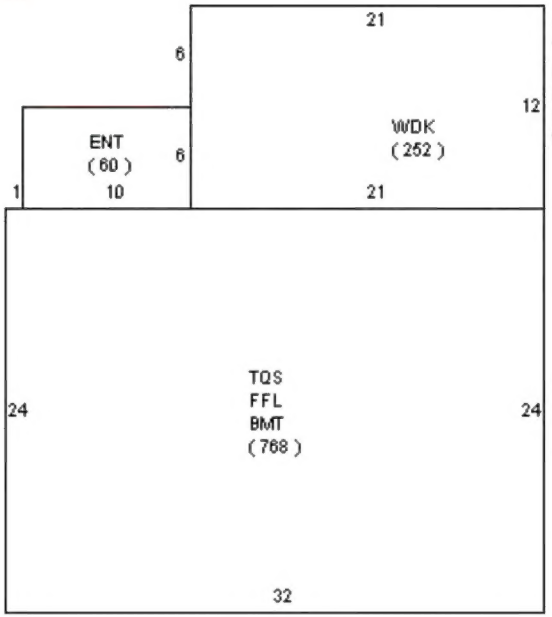
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.37
Special Features:	0	Val/Su Net:	146.12
Final Total:	354200	Val/Su SzAd	263.54

SKETCH



Sum Area By Label :
TQS = 768
FFL = 768
BMT = 768
ENT = 60
WDK = 252

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	85.210	65,441
FFL	First Floor	768	154.370	118,553
TQS	3/4 Story	576	154.370	88,915
WDK	Deck	252	10.360	2,611
ENT	ENTRY	60	27.440	1,647

Net Sketched Area:	2,424			Total:	277,167
Size Ad	1344	Gross Area	2616	FinArea	1882

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 114.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	16X14	G	AV	2009	13.08	T	8	101			2,700			2,700

More:	N	Total Yard Items:	2,700	Total Special Featues:		Total:	2,700

IMAGE

AssessPro Patriot Properties, Inc